

EXHIBIT A – FINDINGS
Vahabnezhad Minor Use Permit DRC2014-00142

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the construction of a 2,400 square-foot single family residence on an existing parcel in the Residential Rural land use category, and the conversion of an existing residence into a secondary dwelling unit. The proposed residence will involve minimal grading and site disturbance and will not remove or impact native vegetation.

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- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because primary and secondary dwellings are allowed in the Residential Rural land use category and, as conditioned, the project is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code. Siting the proposed residence within the normally required 250 feet of the primary residence would require additional site disturbance as it would require grading on a hillside. The distance waiver would allow the proposed residence to be located 351 feet away from the existing residence (to be converted to a secondary) on a nearly level knoll where virtually no grading will be required.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed dwelling and distance modification does not generate activity that presents a potential threat to the surrounding properties and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed residence is similar to, and will not conflict with, the surrounding lands and uses. Locating the proposed residence more than 250 feet from the existing residence (to be converted to a secondary) will allow the proposed residence to be developed at the end of an existing cul-de-sac adjacent to three existing homes.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Patricio Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the maximum 250 foot distance standard between the primary and secondary dwellings is justified because it would allow for the proposed residence to be constructed on a nearly level area of the site (approximately 351 feet from the existing residence) where minimal grading and disturbance would be required. Locating the proposed residence within 250 feet of the existing residence would place the new home on a slope, which would necessitate more grading and site disturbance. The proposed building location is also consistent with existing development patterns in the area because it would be at the end of a cul-de-sac that fronts the three adjacent homes.